



**STAFF HEARING OFFICER
AGENDA**

Susan Reardon
Staff Hearing Officer/Senior Planner

**DAVID GEBHARD PUBLIC MEETING ROOM
630 GARDEN STREET
WEDNESDAY, FEBRUARY 25, 2009
9:00 A.M.**

Website: www.SantaBarbaraCa.gov

NOTICES:

This regular meeting of the Staff Hearing Officer will be broadcast live on City TV-18, and on your computer via www.santabarbaraca.gov/Government/Video/ City TV-18 Live Broadcast. City TV-18 will also rebroadcast this meeting in its entirety on *Friday at 1:00 p.m.* An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at www.santabarbaraca.gov/Online Meetings.

This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 A.M.

The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact City Planning staff at (805) 564-5470 between the hours of 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday.

AGENDAS, MINUTES and REPORTS: Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at www.SantaBarbaraCa.gov/sho. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

AMERICANS WITH DISABILITIES ACT: In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the Planning Division at 805-564-5470. If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.

I. PRELIMINARY MATTERS:

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

II. CONSENT ITEMS - TIME EXTENSIONS:

A. APPLICATION OF LARRY THOMPSON, ARCHITECT FOR JAMES AND CARLA GALLY, 822 E. CANON PERDIDO STREET, APN 031-042-006, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00506)

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on November 8, 2006. The project approved by the Staff Hearing Officer consists of the demolition of two existing residential units and two garages and the construction of four new three-bedroom, two-story condominium units ranging in size from 1,354 square feet to 1,468 square feet, on an 11,250 square foot lot in the C-2 zone. Parking would be provided with four attached two-car garages. The project is processing concurrently with the development of the adjacent property to the north (824 E. Canon Perdido Street) with shared easements for the access drive and utilities. The adjacent property is under a separate application for the development of four residential condominiums.

The discretionary application approved for this project by the Staff Hearing Officer was:

A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC 27.07 and 27.13).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

B. APPLICATION OF LARRY THOMPSON, ARCHITECT FOR JAMES AND CARLA GALLY, 824 E. CANON PERDIDO STREET, APN 031-042-007, C-2, COMMERCIAL ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL, 12 UNITS/ACRE (MST2005-00504)

The proposal is a request for a three-year extension of the expiration date of the Tentative Subdivision Map approved by the Staff Hearing Officer on November 8, 2006. The project approved by the Staff Hearing Officer consists of the demolition of a 400 square foot garage and the construction of four new residential condominiums on a lot of approximately, 8,053 square feet in the C-2 zone. The project contains one 1,297 square foot two-bedroom unit, and three 842 square foot one-bedroom units. Parking would be provided within four attached two and one-car garages. A Modification is required to allow the roof deck of Unit D to encroach into the required ten-foot second story rear yard setback. The project is processing concurrently with the development of the adjacent property to the south (822 E. Canon Perdido Street) with shared easements for access drive and utilities. The adjacent property is under a separate application for the development of four residential condominiums.

The discretionary applications approved for this project by the Staff Hearing Officer were:

1. A Tentative Subdivision Map for a one-lot subdivision to create four (4) residential condominium units (SBMC §27.07 and 27.13);
2. Modification to allow the roof deck for Unit D to encroach into the required ten-foot second story rear yard setback (SBMC §28.21.060).

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

III. PROJECTS:

A. APPLICATION OF AB DESIGN STUDIO, INC., AGENT FOR LAVON JORDAN, 1603 ORAMAS ROAD, APN 027-152-013, E-1 SINGLE FAMILY ZONE; GENERAL PLAN DESIGNATION: 3 UNITS PER ACRE (MST2008-00594)

The project involves a remodel of the residence including 47 square feet of additional enclosed space, new entry porch and window relocations. The existing 1,904 square foot single-family residence and 430 square foot garage are located on a 6,293 square foot lot in the Hillside Design District. The discretionary application required for this project is a Modification to permit the new entry porch and new windows to be located within the required thirty-foot (30') front setback. (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15303.

Case Planner: Betsy Teeter, Planning Technician II
Email: bteeter@santabarbaraca.gov

B. APPLICATION OF ERIC SWENUMSON FOR LARSON FAMILY TRUST, 1727 PROSPECT AVENUE, APN 027-142-004, R-2 TWO-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2008-00583)

The 11,107 square foot project site is currently developed with a single family residence and a detached 2-car garage. The proposed project involves the demolition of the existing garage and lower level storage and replacement with a regulation sized 2-car garage with storage below. The discretionary application required for this project is a Modification to permit the new garage and lower level storage to be located within the required twenty-foot and fifteen-foot front setbacks respectively (SBMC §28.18.060 & 28.87.160).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo@santabarbaraca.gov

C. APPLICATION OF DESIGN ARC FOR 201 W. MONTECITO ST. LLC, 201 W. MONTECITO STREET, APN 033-032-006, C-2 COMMERCIAL/R-4 HOTEL-MOTEL-MULTIPLE RESIDENCE/SD-3 COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: GENERAL COMMERCIAL/HOTEL & RESIDENTIAL (MST2008-00233)

The 16,485 square foot project site has frontage on West Montecito Street and Los Aguajes Avenue. Current development on site consists of a 12,700 square foot warehouse and thirteen parking spaces. The proposed project involves window and door alterations/additions to all four sides of the building, an equipment enclosure on the ground floor, and reducing the parking on site to nine spaces. Half of the building is located within the R-4 Zone which requires double setbacks for non-residential uses in a residential zone. The discretionary applications required for this project are

Modifications to permit alterations within the required twenty-foot (20') front and twelve-foot (12') interior yard setbacks (SBMC §28.21.085).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

D. APPLICATION OF EAST BEACH VENTURES FOR DISRAELI LIVING TRUST, 2140 MISSION RIDGE ROAD, APN 019-071-003, A-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 1 UNIT PER ACRE (MST2008-00318)

****RESCHEDULED TO MARCH 11, 2009****

The 15,745 square foot project site is currently developed with a single family residence, attached 2-car garage, swimming pool, and detached accessory building. The proposed project involves an 801 square foot first floor addition to the residence. The discretionary application required for this project is a Modification to permit the addition to be located within the required Open Yard area (SBMC §28.15.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305.

Case Planner: Roxanne Milazzo, Associate Planner
Email: rmilazzo @santabarbaraca.gov

E. APPLICATION OF LISA PLOWMAN, AGENT FOR HABITAT FOR HUMANITY OF SOUTHERN SANTA BARBARA COUNTY, 618 SAN PASCUAL STREET, APN 037-102-023, R-3 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL – 12 UNITS PER ACRE (MST2008-00059)

The project consists of construction of four new attached residential condominium units price restricted to low-income households, including two 981 square foot two-bedroom units, one 1,127 square foot two-bedroom unit, and one 789 square foot one-bedroom unit. Each unit includes one attached single-car garage between 212 and 242 square feet. The public alley on the 500 block of W. Ortega Street would provide automobile access to the site. Proposed grading totals 1,830 cubic yards, with 1,821 cubic yards of cut and 9 cubic yards of fill. The 6,625 square foot site is currently vacant with an average slope of 27.6%. The site is located in the R-3 Zone and carries a land use designation of Residential, 12 units per acre.

The discretionary applications required for this project are:

1. Lot Area Modification to allow two bonus density units (SBMC §28.92.110);
2. Parking Modification to allow one covered space for each unit instead of the required one covered and one uncovered space for each unit (SBMC §28.92.110);
3. Fence/Wall Height Modification for fences and walls to exceed eight feet in height within the interior setback (SBMC §28.92.110);

4. Wall Height Modification for walls within ten feet of the front line to exceed 3½ feet in height (SBMC §28.92.110);
5. Front Setback Modification to allow a patio overhang to encroach 3½ feet into the ten foot front setback (SBMC §28.92.110);
6. Interior Setback Modification for the building to encroach one foot into the six foot interior setback (SBMC §28.92.110); and
7. Tentative Subdivision Map for a one-lot subdivision to create four residential condominium units (SBMC Chapters 27.07 and 27.13).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15332 (Infill Development Projects).

Case Planner: Daniel Gullett, Associate Planner
Email: dgullett@santabarbaraca.gov

F. APPLICATION OF ALEX PUJO, ARCHITECT FOR LARRY AGOSTINO AND SUSAN JEAN AGOSTINO, PROPERTY OWNERS, 436 CORONA DEL MAR, APN 017-321-007, R-4/SD-3 ZONES, GENERAL PLAN DESIGNATION: COMMERCIAL – HOTEL & RESIDENTIAL (MST2008-00420).

****RESCHEDULED TO MARCH 11, 2009****

The project consists of a proposal to demolish the existing 1,326 square foot residence and 224 square foot non-conforming garage and construct a 3,094 square foot, three-story duplex and a 548 square foot two-car garage on a 6,594 square foot lot in the non-appealable jurisdiction of the Coastal Zone. Also proposed are 582 square feet of covered patios, 166 square foot open deck and a 400 square foot lap pool. Unit 1 would be a 2,159 square foot, three-story, two-bedroom unit and Unit 2 would be a 934 square foot, one-story, one-bedroom unit with two uncovered parking spaces. One modification is requested to allow the proposed two-car garage to encroach 3 feet into the interior setback.

The discretionary applications required for this project are:

1. A Coastal Development Permit to allow the proposed development in the non-appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.009); and
2. A Modification to allow the new garage to encroach into the interior yard setback (SBMC §28.21.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15301(l) (1) Existing Facilities and 15303(b) New Construction.

Case Planner: Kelly Brodison, Assistant Planner
Email: kbrodison@santabarbaraca.gov

IV. ADJOURNMENT:

CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES

The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)*.
2. Presentation by Applicant (5 minutes)*.
3. Public Hearing*.
4. Additional response by Applicant/Staff (5 minutes)*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

***Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

WRITTEN COMMENT PROCEDURE: Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

APPEALS AND SUSPENSIONS: Some of the items before the Staff Hearing Officer may be appealed to the Planning Commission or the City Council pursuant to Santa Barbara Municipal Code Section 27.40.060, Appeals and Suspensions. The Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

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